

**MINUTES  
LANCASTER COUNTY BOARD OF EQUALIZATION  
TUESDAY, JANUARY 4, 2000  
COUNTY COMMISSIONERS CHAMBERS  
FIRST FLOOR, COUNTY-CITY BUILDING  
1:30 P.M.**

Commissioners Present: Kathy Campbell, Chair  
Larry Hudkins, Vice Chair  
Bernie Heier  
Bob Workman

Commissioners Absent: Linda Steinman

Others Present: Norm Agena, County Assessor  
Kerry Eagan, Chief Administrative Officer  
David Johnson, Deputy County Attorney  
Bruce Medcalf, County Clerk  
Gwen Thorpe, Deputy County Clerk

- 1) **MINUTES: Approval of the minutes of the Board of Equalization meeting held on Tuesday, December 21, 1999. (A copy of these minutes is on file in the Office of the Lancaster County Clerk.)**

**MOTION:** Hudkins moved and Workman seconded approval of the minutes of the Board of Equalization meeting dated December 21, 1999. On call Campbell, Hudkins, Heier and Workman voted aye. Motion carried.

- 2) **ADDITIONS AND DEDUCTIONS:**

**Approval of 23 additions and deductions to the tax assessment rolls per Exhibit "A".**

**MOTION:** Heier moved and Workman seconded approval. On call Heier, Campbell, Hudkins and Workman voted aye. Motion carried.

- 3) **APPROVAL OF MOTOR VEHICLE TAX EXEMPTIONS:**

**Blessed Sacrament School  
Capital Humane Society  
Catholic Social Services  
Christian Record Services  
City Impact  
Developmental Services of Nebraska, Inc. (2 exemption applications)  
St. Joseph Church and School of Lincoln  
Sisters of St. Francis**

**MOTION:** Heier moved and Hudkins seconded approval of motor vehicle tax exemptions for Blessed Sacrament School, Capital Humane Society, Christian Record Services, City Impact, St. Joseph Church and School of Lincoln and Sisters of St. Francis and approval of motor vehicle tax exemptions for Catholic Social Services and Developmental Services of Nebraska, Inc. subject to the vehicle(s) being titled and registered to applicants. On call Workman, Heier, Campbell and Hudkins voted aye. Motion carried.

The Chair recessed the Board of Equalization meeting until 2:30 p.m. when it was reconvened.

4) **NOTICE OF VALUATION CHANGE FOR THE FOLLOWING:**

**134<sup>th</sup> & "O" Street Partnership**

The Assessor requested the item be rescheduled to Tuesday, March 7, 2000 at 2:30 p.m.

**Rosberg Enterprises**

The Assessor stated the improvement value for years 1994 through 1999 have been added and the value should be set at \$71,300.

**MOTION:** Hudkins moved and Workman seconded to accept the Assessor's recommendation and set the value at \$71,300. On call Workman, Hudkins, Campbell and Heier voted aye. Motion carried.

5) **ADJOURNMENT:**

By direction of the Chair, the Board of Equalization meeting was adjourned.

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Bruce Medcalf  
County Clerk

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- 1) **MINUTES:** Approval of the minutes of the Board of Commissioners meeting held on Tuesday, December 21, 1999. (A copy of these minutes is on file in the Office of the Lancaster County Clerk.)

**MOTION:** Hudkins moved and Heier seconded approval of the minutes of the Board of Commissioners meeting dated December 21, 1999. On call Campbell, Hudkins, Heier and Workman voted aye. Motion carried.

- 2) **CLAIMS:** Approval of all claims processed through Tuesday, January 4, 2000.

**MOTION:** Workman moved and Heier seconded approval. On call Heier, Campbell, Hudkins and Workman voted aye. Motion carried.

**INTRODUCTION OF LANCASTER MANOR PERSONNEL DIRECTOR** - Larry Van Hunnik, Lancaster Manor Administrator

Larry Van Hunnik, Administrator at Lancaster Manor, introduced Ron Bush as the new Personnel Director for Lancaster Manor.

- 3) **PUBLIC HEARINGS:**

**County Change of Zone 192 and County Miscellaneous 99003, requested by the Director of Planning on behalf of the Director of Public Works and Utilities and the Director of Building and Safety, to revise sections 11.011, 11.023 and 11.029 of the Lancaster County Zoning Resolution, and sections 7.01, 7.02 and 7.04 of the Lancaster County Land Subdivision Resolution, to require that all elevations and topographic data for floodplain development permits and preliminary plats be submitted in North American Vertical Datum (NAVD) 1988. (19992410) (R-1) (R-3)**

The Chair opened the public hearing and asked if anyone wished to testify in favor, opposition or in a neutral position to County Change of Zone 192 and/or County Miscellaneous 99003.

No one appeared and the public hearing was closed.

**MOTION:** Workman moved and Hudkins seconded approval of Resolution 00-01 in relation to County Change of Zone 192 for a text amendment to the Lancaster County Zoning Resolution to require the use of North American Vertical Datum in applications and measurements and approval of Resolution 00-03 in the matter of amending the Lancaster County Subdivision Regulations regarding vertical datum, County Miscellaneous application 99003. On call Workman, Heier, Campbell and Hudkins voted aye. Motion carried.

4) **OLD BUSINESS:**

**Contracts between the County Engineer and Joseph P and Emma Marlene Booth relating to road improvements on Pioneers Boulevard, 98<sup>th</sup> to 112<sup>th</sup> Streets, in the total amount of \$4,546; Project C55-P-409(2) (4 contracts) (19992220) (19992221) (19992222) (19992223)**

**MOTION:** Heier moved and Hudkins seconded to place contracts between the County Engineer and Joseph P and Emma Marlene Booth relating to road improvements on Pioneers Boulevard, 98<sup>th</sup> to 112<sup>th</sup> Streets, in the total amount of \$4,546, on pending until Tuesday, February 22, 2000.

In response to a question asked by Hudkins, Mike DeKalb, Planning Department, informed the Board that the requested text amendment is in process and is scheduled to be heard by the Planning Commission on January 12, 2000. It will be before the County Board approximately three weeks after January 12<sup>th</sup>.

Campbell suggested that the contracts be placed on pending on until Tuesday, February 22, 2000.

Both the maker of the motion and the seconder agreed.

**ROLL CALL:** Workman, Hudkins, Campbell and Heier voted aye. Motion carried.

5) **NEW BUSINESS:**

- I. **Recommendation from the Purchasing Agent and Sinclair Hille & Associates Inc. to award a bid for materials and labor to construct a new juvenile detention facility for Lancaster County, in the amount of \$9,252,800. (B-1)**

Jim Hille, Sinclair Hille & Associates, Inc., appeared and stated seven bids were received on December 22, 1999, with the low bidder being Cheever Construction Company for \$9,252,800.

Hille submitted a post-bid budget summary (Exhibit A).

Chris Beardslee, Sinclair Hille & Associates, Inc., explained that in addition to the base bid they recommend that the County Board accept the following alternates:

- \* **Alternate One:** Add steel structure and chain link fence enclosure over outdoor recreation areas R1 and R2
- \* **Alternate Two:** Add barbed tape coils to fencing around perimeter
- \* **Alternate Four:** Change the security glazing in the outdoor recreation areas from a 60 minute attack rating to a 30 minute attack rating
- \* **Alternate Five:** Provide resilient athletic floor covering, section 09622 in lieu of fluid applied athletic flooring, section 09621

Beardslee explained Alternate Three should not be accepted because a solution was found during the bidding process for a self closing and locking gate which will work satisfactorily. It was felt that the cost for the motorized gates was not justified.

Dennis Banks, Director of the Attention Center for Youth, stated he supported the recommended alternates.

In response to a question asked by Hudkins regarding alternate four, Beardslee explained they feel they can change from a 60 minute attack rating to a 30 minute attack rating by accepting alternate one (enclosure over area) and alternate two (barbed tape on perimeter fence).

Banks stated he feels that the security they are choosing will take them well into the future in terms of protecting the community, the public and the youth incarcerated.

Banks also noted that a groundbreaking ceremony will take place at the County-City Building on February 1, 2000 at 11 a.m.

**MOTION:** Heier moved and Hudkins seconded approval to award a bid to Cheever Construction Company, in the amount of \$9,252,800, to construct a new juvenile detention facility for Lancaster County. On call Campbell, Heier, Workman and Hudkins voted aye. Motion carried.

- A. A contract with Gagner Restoration, in the amount of \$16,114, for replacement of exterior window and door caulking and painting fascia and trim for Lancaster Manor. The award recommendation was approved on November 30, 1999. (C-1)**

**MOTION:** Hudkins moved and Workman seconded approval. On call Hudkins, Workman, Heier and Campbell voted aye. Motion carried.

- B. A contract with Constance Cruz, cosmetologist, to provide barber services for Lancaster Manor, beginning January 3, 2000 and continuing for one year with automatic renewal. Payment to be made pursuant to the attached fee schedule entitled Beauty Shop Fees. (C-3)**

**MOTION:** Workman moved and Hudkins seconded approval. On call Workman, Campbell, Hudkins and Heier voted aye. Motion carried.

- C. A contract with the Nebraska Commission on Law Enforcement and Criminal Justice to provide the County with \$5,000 to be used in conjunction with modifying the jail records management system with the Victim Information and Notification Everyday (VINE) implementation plan. The contract is for one year with reassessment at the end of the one year period. (C-2)**

**MOTION:** Heier moved and Hudkins seconded approval. On call Heier, Workman, Hudkins and Campbell voted aye. Motion carried.

- D. A contract with Speece-Lewis Engineers to provide surveying and professional engineering services to the County for the regrading of North 162<sup>nd</sup> Street from U.S. Highway 6 to the Salt Creek Bridge, beginning January 10, 2000 and ending March 24, 2000. The County will pay a lump sum fee of \$4,500 for preliminary survey and will pay incrementally the sum of \$10,800 for roadway design and plan preparation. (C-21)**

**MOTION:** Workman moved and Hudkins seconded approval. On call Campbell, Workman, Heier and Hudkins voted aye. Motion carried.

- E. A grant contract with Friendship Home to provide general operation of the Hotel-Motel project, beginning September 1, 1999 through August 31, 2000. The County will pay \$3,403. (C-23)**

**MOTION:** Heier moved and Workman seconded approval. On call Heier, Workman, Campbell and Hudkins voted aye. Motion carried.

- F. A resolution for County maintenance of certain roads located in Larsen 1<sup>st</sup> and 2<sup>nd</sup> Addition located in the southwest one-quarter of Section 15, Township 9 North, Range 6 East of the 6<sup>th</sup> Principal Meridian in Lancaster County, Nebraska. The roadway is approximately 1,925 feet in length to include 989 feet of Gailyn Circle and 936 feet of Southwest 9<sup>th</sup> Street. (R-2)**

**MOTION:** Hudkins moved and Heier seconded approval of Resolution 00-02.

In response to a question asked by Workman, Larry Worrell, County Surveyor, explained that the request for maintenance came from the homeowners. He stated occupancy requirements and other conditions have been met.

**ROLL CALL:** Hudkins, Heier, Workman and Campbell voted aye. Motion carried.

- G. Execution of unqualified written acceptance of terms and conditions of the City of Lincoln Executive Order pertaining to the construction of sanitary sewers in Radcliffe Drive west of South 14<sup>th</sup> Street. (EO-1)**

**MOTION:** Hudkins moved and Heier seconded approval.

Campbell noted that Radcliffe Drive is the road which will service the new detention center.

**ROLL CALL:** Workman, Campbell, Hudkins and Heier voted aye. Motion carried.

- H. Recommendation from the Purchasing Agent and the County Engineer to award a bid for two, one-half ton Dodge Ram pickup trucks from the State of Nebraska contract to Lincoln Dodge, in the total amount of \$29,515.50. (B-2)**

**MOTION:** Hudkins moved and Workman seconded approval. On call Hudkins, Workman, Heier and Campbell voted aye. Motion carried.

- I. Recommendation from the Purchasing Agent and Sinclair Hille & Associates Inc. to award a bid for materials and labor to construct a new juvenile detention facility for Lancaster County, in the amount of \$9,252,800. (B-1)**

This item was previously heard.

- J. Approval of the Noxious Weed Control Plan for Lancaster County for the Year 2000.**

**MOTION:** Hudkins moved and Workman seconded approval. On call Hudkins, Campbell, Heier and Workman voted aye. Motion carried.

**K. A political subdivision tort claim filed against the Lancaster County Corrections Department by Jeffrey R. Chelewski for lost property, in the amount of \$12.**

**MOTION:** Workman moved and Heier seconded to accept the Director's recommendation and deny the tort claim filed by Jeffrey R. Chewlewski. On call Campbell, Hudkins, Heier and Workman voted aye. Motion carried.

**L. A political subdivision tort claim filed against the Lancaster County Corrections Department by Joe A. Slagle for lost property, in the amount of \$12.50.**

**MOTION:** Hudkins moved and Heier seconded to accept the Director's recommendation and approve the tort claim filed by Joe A. Slagle, in the amount of \$12.50. On call Heier, Campbell, Hudkins and Workman voted aye. Motion carried.

**M. A request from Dennis Banks, Director of the Attention Center for Youth, to extend the terms of Sherrie Manning and Bill Bryant on the Attention Center Community Advisory Committee for an additional two year period.**

**MOTION:** Heier moved and Workman seconded approval.

Dave Johnson, Deputy County Attorney, requested that the item be placed on pending until the by-laws for the committee are amended to allow for the extension of terms.

Heier withdrew his motion and the seconder agreed.

By direction of the Chair, the request to extend the terms of Sherrie Manning and Bill Bryant on the Attention Center Community Advisory Committee for an additional two year period was placed on pending until the by-laws for the committee are amended.

**N. Reappointments and new appointments of the following individuals to the Lincoln-Lancaster County Ecological Advisory Committee:**

<u>Name</u>	<u>Length of Term</u>
Mike Fritz (reappointment)	Three year term, beginning 01/01/00
Kip Hulvershorn (reappointment)	Three year term, beginning 01/01/00
Dan Ludwig (reappointment)	Three year term, beginning 01/01/00
Bruce Kennedy (new)	Three year term, beginning 01/01/00
Tom Malmstrom (new)	Three year term, beginning 01/01/00

The Clerk stated the item should be dropped from the agenda because action was previously taken on December 21, 1999.

6) **CONSENT ITEMS:** These are items of business that are routine and which are expected to be adopted without dissent. Any individual item may be removed for special discussion and consideration by a Commissioner or by any member of the public without prior notice. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners. These items are approval of:

**A. Receive and Place on File:**

**Sheriff's Report of Fees for November, 1999  
Lincoln City Libraries Monthly Report**

**B. Setting of a public hearing for Tuesday, January 18, 2000 at 1:30 p.m. in the County Commissioners Chambers, Room 112, on the first floor of the County-City Building regarding Comprehensive Plan Amendment 94-42, requested by the Director of Planning, to amend the 1994 Lincoln/Lancaster County Comprehensive Plan by amending the land use plan and adding text regarding land use, infrastructure and resources for the Wilderness Park Subarea Plan.**

**C. Contracts relating to road improvements between the Lancaster County Engineering Department and the following:**

- \* **Joseph and Lori Wilkinson, in the total amount of \$4,092.63, at Southwest 40<sup>th</sup> Street, Van Dorn to "A" Streets; Project C55-L-403(1) (2 contracts) (C-8 and C-9)**
- \* **Ray G. Wolfe, Jr. and Clifford Wolfe, in the total amount of \$14,900.81, on North 70<sup>th</sup> Street to Waverly Road; Project C55-G-405(2) (11 contracts) (C-10 through C-20)**
- \* **Vergene Vandergriend, in the total amount of \$764.57, one-quarter mile north of Firth Road on South 54<sup>th</sup> Street; Project 00-29 (3 contracts) (C-5 through C-7)**
- \* **Michael J. and Myra S. Schmaderer, in the amount of \$1,495, on Pioneers Boulevard, 98<sup>th</sup> to 112<sup>th</sup> Streets; Project C55-P-409(2) (C-24)**
- \* **Merle C. and Phyllis E. Schroeder, in the total amount of \$6,866, on Pioneers Boulevard, 98<sup>th</sup> to 112<sup>th</sup> Streets; Project C55-P-409(2) (3 contracts) (C-25 through C-27)**

**D. A leasehold agreement between the Lancaster County Engineering Department and Todd Rapke, in the amount of \$10, for bridge construction. (Project 00-29) (C-4)**

Heier requested that Consent Item C be placed on pending because of the density issue.

Don Thomas, County Engineer, asked if the density issue which concerns Heier is for 20 acres or larger.

Heier responded that was not necessarily the case.

Mike DeKalb, Planning Department, stated he concurred with the County Engineer that those that are under 20 acres, or are currently split or pre-existing, are protected by language which was adopted a couple of years ago. Pre-existing lots are protected and buildable and all grandfathered lots are protected as long as they are over two acres in size after the County acquires right-of-way. He stated it was his understanding that the concern is with parcels which are approximately 40 acres or larger.

After further discussion regarding the density issue, Don Thomas, County Engineer, stated they would review and place only those contracts related to bridge and culvert projects and rights-of-way under 20 acres on the County Board's agenda.

**MOTION:** Hudkins moved and Workman seconded approval of Consent Items A, B and D and to hold Consent Item C pending further review. On call Workman, Campbell, Hudkins and Heier voted aye. Motion carried.

7) **ANNOUNCEMENTS:**

Campbell commended Doug Ahlberg, Emergency Services Director, for all the work he has encountered over the past year and particularly over the last week in getting ready for the year 2000.

8) **ADJOURNMENT:**

**MOTION:** Hudkins moved and Workman seconded adjournment of the Board of Commissioners meeting. On call Heier, Workman, Hudkins and Campbell voted aye. Motion carried.

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Bruce Medcalf  
County Clerk